

## MEMORANDUM

To: Asheville City Council Members      Date: October 14, 2014

From: Gary W. Jackson, City Manager      Prepared by: Jeff Staudinger, Asst. Dir.  
Community and Eco. Dev. Department

Subject: Comprehensive Affordable Housing Strategy Work Session

### **Purpose**

The purpose of this report is to receive City Council's feedback on a draft Comprehensive Affordable Housing Strategy. Staff is seeking City Council's consideration of the goals, action items and next phase of recommendations included in the framework. Staff will incorporate City Council's input and direction into the strategy and bring it back for adoption.

### **Background**

The Comprehensive Affordable Housing Strategy (CAHS) is a next generation housing policy framework, combined with an implementation toolkit, that will focus on:

- Strengthening the city's affordable housing programs for low- and moderate-income households;
- Continuing the development of a housing crisis management system to prevent and end homelessness;
- Expanding housing opportunities for middle-income households;
- Exploring innovative approaches to providing additional housing and a broader range of housing options, particularly for housing needs not being met by the market;
- Prioritizing action items that provide the highest return on investment as measured by number of affordable units, percentage of permanently affordable units, contributions to long-term economic and tax base growth, and sustainability.

The CAHS is envisioned as a "living document" that will guide ongoing work related to housing policies and programs. In other words, adoption of the strategy will not signal the end of the city's housing-focused discussions, but rather inform annual work program priorities aimed at continual monitoring, evaluation and action to strengthen and expand housing opportunities through a variety of tools and coordinated initiatives.

### **Policy Direction**

During the work session, staff will ask City Council to:

- Provide feedback on the draft goals and assumptions outlined in the framework
- Consider an affordable housing goal for FY2014-2015
- Identify short- and long-term priorities that need to be incorporated into the city's work plan
- Provide direction on the prioritization of projects and policy recommendations